

CLASSICS AT NORIEGA  
PROJECT DESCRIPTION  
August 22, 2014

The Classics At Noriega is a proposed community of ten (10) single family attached homes on a 0.48 acre parcel located at the corner of Lometa Avenue and Noriega Avenue. The project site is currently improved with 2 – two story apartment buildings comprising 11 apartment units, two carport structures and additional uncovered surface parking. The existing buildings were constructed in 1970. The apartments have been vacant since May, 2014. Future residents of the Classics At Noriega will enjoy a rare opportunity to live in a new home within easy walking distance to amenities, entertainment, dining and retail venues as well as major employers and transit. The property is located 0.3 miles (5 minute walk) from Vargas Elementary School, 0.6 miles (10 minute walk) from Washington Park, 1.1 miles (20 minute walk) from the Downtown Sunnyvale shopping center and 1.4 miles (7 minute bike ride) from the Sunnyvale Caltrain station.

The homes at Classics at Noriega comprise six – 3 story townhomes and four – 3 story duet homes. All homes include an attached 2-car garage. The duet homes include private rear yards. The townhomes include private front yards facing Noriega Avenue. The townhomes are three bedroom floorplans comprising 1,488 to 1,536 square feet. The duet homes are three bedroom floorplans comprising 1,892 to 1,924 square feet.

The project, as proposed, is fully compliant the applicable R-3 zoning standards, except as follows:

Deviation 1: Lot 4 side yard setback on north side (required = 12'; proposed = 9')

Justification: The side yard at this location was reduced to allow the preservation of two large cedar trees at the south end of the site. The proposed side yard meets the spirit, if not the letter, of the code (9' side yards are required for 2 story buildings, 12' side yards are required for 3 story buildings. Proposed setbacks are 9' for 2 story building elements and 12' for 3 story building elements).

Deviation 2: Usable open space (required = 400 sf/du; proposed = 254 sf/du)

Justification: Per code, front yard areas are not included as usable open space. In this community, the front yards are usable and comprise a significant amenity for residents. If 50% of the front yard areas are included as usable open space, the project exceeds the requirement (400 sf/du required; 426 sf/du provided). Credit for 50% of front yard areas as usable open space meets the intent of the code and has been accepted in the past for other residential applications in Sunnyvale. In addition, the project provides approximately double the amount of landscaped area required by code (7,900 sf provided versus 4,200 sf required).

Deviation 3: Building to building setback (required = 26'; proposed = 11.5')

Justification: This deviation occurs in the side yard between lots 2 and 3. The proposed building faces at those locations are the short sides of the buildings and include the garage walls. This code section was intended to apply to "front on" adjacencies (long edges of buildings, entries, etc.) where privacy is an important consideration, not "side on" adjacencies. Separating the duet buildings to achieve the 26' setback would provide no meaningful benefit but would result in the loss of one dwelling unit. Deviations from the 26' building to building setback meets the intent of the code and has been accepted in the past for other residential applications in Sunnyvale.

The proposed project shall incorporate all recommendations from the project Environmental Noise Study by Charles Salter and Associates, dated March 3, 2014.

The proposed project shall incorporate all recommendations from the California Historical Resources Information System letter dated August 22, 2014.

The proposed project shall incorporate all recommendations from the Phase I and Screening Level Phase II Environmental Site Assessment by Tetra Tech GEO, dated January 28, 2014.

CLASSICS AT NORIEGA  
EXPLANATION OF REVISIONS MADE TO ADDRESS COMMENTS RECEIVED  
AT JULY 28, 2104 PLANNING COMMISSION STUDY SESSION  
September 9, 2014

1. PLANNING COMMISSION COMMENT: PROVIDE ADA COMPLIANT PEDESTRIAN ACCESS FROM ALL HOMES TO PUBLIC STREETS / SIDEWALKS.

RESPONSE: Added ADA compliant pedestrian walkway on westerly 4' of main drive. Added Pedestrian Circulation Plan (Sheet C6) to plan set. Modified walkway layout and grading at Lot 5 entry to provide ADA access to that townhome.

2. PLANNING COMMISSION COMMENT: PROVIDE MORE INFORMATION ON DUET BUILDING AND TOWNHOME (6-PLEX) BUILDING REAR ELEVATIONS.

RESPONSE: Added color rear elevations of duet buildings (sheet A-03) and townhome (6-plex) building (sheet A-06) to plan set to highlight architectural detailing and show proposed color blocking.

3. PLANNING COMMISSION COMMENT: CONSIDER ALTERNATIVE GARBAGE PICKUP LOCATIONS.

RESPONSE:

- We considered centralized front loading bins (dumpsters) in an enclosure located in the interior of the property. However, centralized bins require wider streets (26' versus 20') and 21' inside turning radii at corners to provide access for front-load garbage trucks. Those plan revisions would make the current plan infeasible, and would result in the loss of at least 1 unit (making the project not feasible).
- We considered individual carts with a centralized staging location. The only feasibly staging location is the small area adjacent to the project entry, between the Noriega sidewalk and the ADA parking stall. That area is highly visible from the project entry and the street, and is proposed to be heavily landscaped to provide a landscape buffer between the street and the internal circulation and parking areas. The entire area would be needed for staging individual carts at that location (to accommodate two rows of carts with a walkway between each row). Staging carts at that location would require installing pavement rather than plant material, which would significantly diminish the appearance of the project from the street and the project entry.
- Because of the dis-advantages of the two alternatives listed above, we chose to stay with the original plan of individual carts staged on the street on pickup day.

4. NEIGHBOR COMMENT: NEIGHBOR EXPRESSED CONCERN ABOUT PRIVACY IMPACTS TO EXISTING SFD HOME REAR YARDS LOCATED JUST WEST OF PROPERTY.

RESPONSE:

- Modified west facing windows at 3<sup>rd</sup> story bedrooms in duet homes (raised sill height to 5'-9") to provide additional privacy for existing homes to the west.
- Added Site Section (sheet A-8) to show existing (blue lines) and proposed (black lines) building locations adjacent to west property line.
- Added Site Line Exhibit (sheet A-12) to show view lines to adjacent SFD rear yards from existing (blue) and proposed (black) building locations adjacent to west property line.